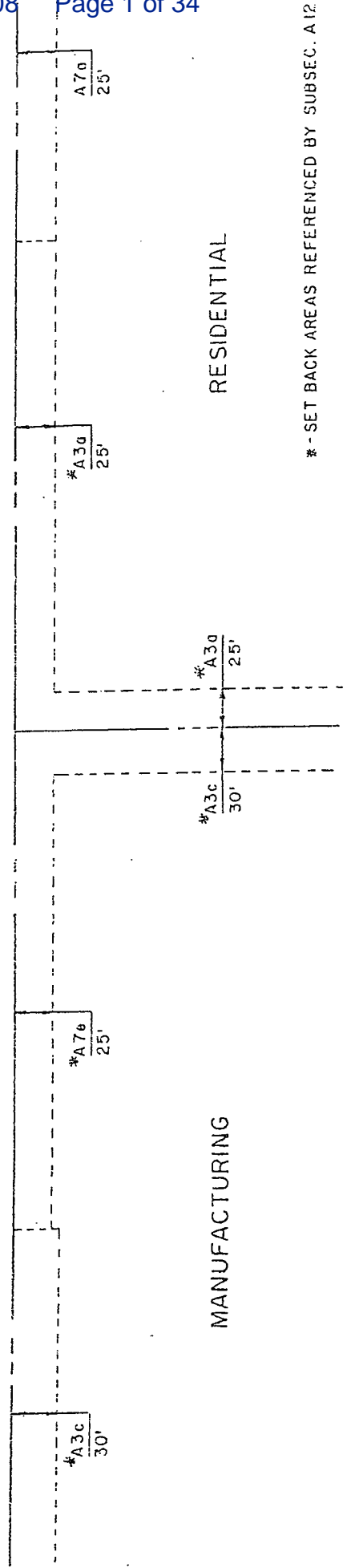


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\* - SET BACK AREAS REFERENCED BY SUBSEC. A12.

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stories but not eight stories in height,  
the floor area ratio shall not exceed two.

(3) For buildings with dwelling unit portions which exceed eight stories in height, the floor area ratio shall not exceed three; provided, that for buildings with dwelling unit portions which exceed twelve stories in height, the floor area ratio may exceed three if at least fifty percent of required parking facilities are provided in garage areas which are a part of the building, in which case the floor area ratio shall not exceed four.

c. Manufacturing Areas. In Manufacturing Areas of the District, not more than sixty percent of the area of a zoning lot may be occupied by buildings, including accessory buildings. There shall be no floor area ratio limitations in Manufacturing Areas.

d. Permitted Encroachments. The areas left open to comply with the above zoning lot coverage and floor area ratio limitations may contain the permitted obstructions listed in clause (2) of Subsection A.3.d. of this Section III.

e. Floor Area Ratio. For the purposes of this Plan Description, the floor area ratio shall be the total floor area (as defined in Subsection A.1.c. of this Section III) of the dwelling unit portions of the building or buildings located on a zoning lot or lots divided by the area of such zoning lot or lots.

f. Basement as a Story. A basement shall not be considered as a story for the purposes of this Subsection III A.5.

6. Residential Density.

a. Average Residential Density. In Residential and Business Areas of the District the average residential density in Region I shall not exceed fourteen dwelling units per acre and the average residential density in Region II shall not exceed ten dwelling units per acre; provided that in each Region of the District no more than twenty percent of the permitted dwelling units shall be efficiency apartments located in the multiple-family dwellings and apartment buildings. In computing such average density, all land in the Region devoted to Residential Areas and all land devoted to open space, public parkways, walkways and drainage courses, school sites, parks, recreation areas, public or private, and other public building sites, shall be included in the number of acres which is to be divided into the total dwelling units in the Region to produce average density in dwelling units per acre; provided, that there shall be deducted from such number of acres

into which the dwelling units are to be divided all land devoted to or reserved or dedicated for (i) above ground public utility buildings and structures required to service the Region, and (ii) rights-of-way for public streets, highways and alleys.

b. Required Percentage of One-Family Detached Dwellings in Region II. In Region II of the District a minimum of thirty-five percent of the total zoning lot land area developed with dwellings or apartment buildings in Residential Areas will be developed with one-family detached dwellings. For the purpose of this Subsection 6.b., zoning lot land area assigned to one-family detached dwellings shall meet or exceed the requirements set forth in Subsection A.8.a. of this Section III or the requirements set forth in A.14.b.(1) of this Section III.

c. Limitations on Percentage of Medium and High Density Dwellings. In each Region of the District the maximum percentage of the zoning lot land area developed with dwellings or apartment buildings in Residential Areas which may be developed with medium density dwellings and apartment buildings or with high density apartment buildings shall be as follows:

	<u>Region I</u>	<u>Region II</u>
Medium density dwellings and apartment buildings.	60%	40%
High density apartment buildings.	40%	25%

For the purposes of this Subsection 6.c., zoning lot land area assigned to medium density dwellings and apartment buildings shall meet or exceed the requirements set forth in Subsection A.8.b. of this Section III or the requirements set forth in Subsection 14.b.(2) of this Section III, and zoning lot land area assigned to apartment buildings which does not meet or exceed such requirements shall be assigned to high density apartment buildings and shall be subject to the requirements of Subsection A.8.c. of this Section III or the requirements set forth in Subsection 14.b.(3) of this Section III. Any part of the zoning lot area in either Region of the District which may be developed with high density apartment buildings may be developed with medium density dwellings and apartment buildings.

d. Limitations on Number of Dwelling Units.

The maximum permitted number of dwelling units in Region I of the District will be four thousand five hundred and fifty, and the maximum permitted number of dwelling units in Region II of the District will be twenty-one thousand five hundred.

e. Assigned Zoning Lot Land Area. The zoning lot land area assigned to each dwelling or apartment building shall be shown on each Preliminary or Final Plan which includes Residential Areas.

7. Yard and Minimum Zoning Lot Size Requirements.

There shall be no yard or minimum zoning lot size, area or width requirements in the District except as follows:

a. In Residential Areas of the District the minimum distance between the closest right-of-way line of any public street and the exterior wall of any building shall be twenty-five feet.

b. In Residential Areas of the District:

(1) The minimum distance between adjacent detached dwellings and apartment buildings shall be twelve feet for dwellings and apartment buildings of not more than two stories in height, and if one or both of such adjacent dwellings or apartment buildings exceeds two stories in height, such minimum distance shall be increased two feet for each story by which each of such dwellings or apartment buildings exceeds two stories in height.

(2) The minimum distance between a dwelling or apartment building and the boundary of the area covered by any Final Plan shall be six feet for a dwelling or apartment building of not more than two stories in height, and if such dwelling or apartment building exceeds two stories in height, such minimum distance shall be increased two feet for each story by which

such dwelling or apartment building exceeds two stories in height.

(3) The minimum distance between adjacent buildings containing one-family row dwellings (party wall) shall be twenty feet.

c. If a building located in a Business Area of the District contains dwelling units, the minimum distance between the exterior wall of that portion of such building which contains the dwelling units and the closest right-of-way line of any public street shall be twenty-five feet.

d. If a building located in a Business Area of the District contains dwelling units, the minimum distance between any boundary of the zoning lot on which the building is located and the exterior wall of that portion of the building which contains the dwelling units shall be twenty-five feet if the residential portion of the building does not exceed two stories in height. If the residential portion of the building exceeds two stories in height, one foot shall be added to such minimum distance for each story by which such residential portion of the building exceeds two but not five stories in height, and one-half foot shall be added to such minimum distance



for each story by which the residential portion of the building exceeds five stories in height.

e. In Manufacturing Areas of the District the minimum distance between the closest right-of-way line of any public street and the exterior wall of any building shall be twenty-five feet. In such yard areas no storage of material or equipment or parking of motor vehicles shall take place and such yard areas shall be landscaped. Such landscaping requirement shall not prevent the location within such yard areas of driveways, pathways, utility easements and structures and similar appurtenances.

f. In Manufacturing Areas of the District the minimum distance between adjacent principal buildings shall be thirty feet and the minimum distance between a principal building and an accessory building shall be fifteen feet.

The required area between adjacent detached dwellings and apartment buildings, between a dwelling or apartment building and the boundary of the area covered by any Final Plan, between adjacent buildings containing one-family row dwellings (party wall) or between buildings and the closest right-of-way line of public streets or the boundary of a zoning lot may contain the permitted encroachments listed in clause (2) of Subsection A.3.d. of this Section III. A basement shall not be considered as a story for the purposes of this Subsection III A.7.

8. Required Zoning Lot Land Area Per Dwelling Unit.

a. Zoning Lot Land Area Required to Fulfill One-Family Detached Dwelling Obligation. In portions of Residential Areas which are not developed pursuant to Subsection A.14. of this Section III, all zoning lot land area assigned to one-family detached dwellings which have an assigned zoning lot land area of not less than sixty-eight hundred square feet per dwelling shall be counted against the obligation to develop a minimum of thirty-five percent of the zoning lot land area in Residential Areas of Region II with one-family detached dwellings.

b. Medium Density Minimum Zoning Lot Land Area Requirements. In portions of Residential Areas which are not developed pursuant to Subsection A.14. of this Section III, all zoning lot land area which does not qualify as one-family zoning lot land area pursuant to Subsection a. of this Subsection 8., and which is assigned to dwellings or apartment buildings which have an assigned zoning lot land area equal to or in excess of the following requirements shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III, as zoning lot land area developed with medium density dwellings and apartment buildings:

- |   |                                      |
|---|--------------------------------------|
| (1) For each one-family detached dwelling,                          | 6000 square feet                     |
| (2) For each two-family dwelling,                                   | 8000 square feet                     |
| (3) For each row dwelling (party wall) with one bedroom,            | 1500 square feet per dwelling unit   |
| (4) For each row dwelling (party wall) with two bedrooms,           | 2000 square feet per dwelling unit   |
| (5) For each row dwelling (party wall) with three or more bedrooms, | 2500 square feet per dwelling unit   |
| (6) For multiple-family dwellings and apartment buildings:          |                                      |
|   | <u>Square Feet Per Dwelling Unit</u> |
| (a) For efficiency apartments,                                      | 1000                                 |
| (b) For dwelling units with one bedroom,                            | 1500                                 |
| (c) For dwelling units with two bedrooms,                           | 2000                                 |
| (d) For dwelling units with three or more bedrooms.                 | 2500                                 |

The requirements set forth above for one-family detached dwellings, for two-family dwellings, for row dwellings (party wall) with one bedroom, for row dwellings (party wall) with two bedrooms and for row dwellings (party wall) with three or more bedrooms shall be the minimum requirements in the District for such types of dwellings except when portions of Residential Areas are developed pursuant to Subsection A.14. of this Section III.

c. High Density Apartment Building Minimum Zoning Lot Land Area Requirements. In portions of Residential Areas which are not developed pursuant to Subsection A.14. of this Section III, all zoning lot land area assigned to apartment buildings which do not have an assigned zoning lot land area equal to the requirements of Subsection b. of this Subsection 8. shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III, as zoning lot land area developed with high density apartment buildings and shall have a minimum assigned zoning lot land area per dwelling unit in accordance with the following:

	<u>Square Feet Per Dwelling Unit</u>
(1) For efficiency apartments,	500
(2) For dwelling units with one bedroom,	625

(3) For dwelling units with 750  
two bedrooms,

(4) For dwelling units with 1500  
three or more bedrooms.

d. Buildings Containing Dwelling Units  
Located in Business Areas. In Business Areas of the  
District, each zoning lot on which a building contain-  
ing dwelling units is located shall have a minimum  
land area per dwelling unit in accordance with the  
requirements set forth in Subsection c. of this  
Subsection 8.

9. Approval of Bulk Requirements for Certain  
Uses and Temporary Uses. The bulk requirements to be com-  
plied with in connection with any use permitted by Sub-  
sections A.1.d., B.1.c. and C.1.b. of Section II hereof  
and any temporary use of a building or land provided for  
in Subsection F. of Section II hereof shall be subject to  
the approval of the City Council, which approval may be  
given as part of the approval of a Preliminary or Final  
Plan. Separate application for such an approval may be  
submitted to the City Council by the developer in writing.  
The City Council shall promptly refer such application to  
the Plan Commission and the Plan Commission shall, within  
thirty days from the date of referral, submit to the City  
Council its written recommendations with respect to such

application. The Plan Commission may recommend that the City Council approve or disapprove the application and may, in the event of a favorable recommendation, specify particular conditions which should be incorporated in the approval. Within sixty days after receipt of the Plan Commission's recommendation, the City Council shall either approve or disapprove the application. An approval may be conditional and, if so, shall state what additions or deletions from the application as submitted shall be made in the application as approved.

10. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with Section 10 of the Zoning Ordinance, subject to the modifications and exceptions provided for in Section IV of this Plan Description.

11. Performance Standards in Manufacturing Areas of the District. The Performance Standards set forth in Subsections 13.2-1 and 13.2-4 through 13.2-4.6 of the Zoning Ordinance shall be applicable to Manufacturing Areas of the District; provided that references in Subsections 13.2-1 and 13.2-4.1 of the Zoning Ordinance to residential districts shall be deemed to include Residential Areas of the District, that references in Subsection 13.2-4.1 to B-2, B-3 and B-4 ("O") districts shall be deemed to include Business Areas of the District, and that references in Subsection 13.2-4.1 to an M-1 district

shall be deemed to include any Manufacturing Area of the District. In Manufacturing Areas of the District, no storage of material or equipment or parking of automobiles shall take place within twenty feet of a boundary line of the District or a boundary line of the Manufacturing Area if the property abutting such boundary line is in a Residential Area of the District, a Business Area of the District and is used for buildings containing dwelling units or an area outside the District zoned for residential use. Such yard areas in which parking and the storage of materials are not permitted will be landscaped. Such landscaping requirement shall not prevent the location within such yard areas of driveways, pathways, utility easements and structures and similar appurtenances.

12. Accessory Buildings. Accessory buildings or accessory uses, including off-street motor vehicle parking lots, but not including public utility, communication, electric, gas, water and sewer lines and their support and incidental equipment, may not be located beyond the building setback lines provided for in Subsections A.3.a., A.3.c., A.7.c., A.7.d. and A.7.e. of this Section III.

13. City Disapproval Rights. Notwithstanding the limitations of the second sentences of Subsection 14.7-6(a) and Subsection 14.7-9 of the Zoning Ordinance, portions of Residential Areas on any Preliminary Plan, or on any Final Plan (if such portions on such

Final Plan are not consistent with an approved Preliminary Plan), may be disapproved for reasons which may be inconsistent with this Plan Description to the extent that such reasons constitute a denial of the right to meet or use one or more of the Zoning Standards set forth in Subsections 1., 2.a., 4., 5.a., 7. and 8. of this Subsection III A. or one or more of the Zoning Ordinance modifications and exceptions set forth in Subsections 3., 11., 12., 14., 16., 18., 21., 24., 25., 26., 28., 29., 30., 31., 33., 34., 35., 36., 37., 40. and 41. of Section IV of this Plan Description; provided that:

a. Any such disapproval shall have been recommended by a two-thirds vote of the members of the Plan Commission voting on the issue and the votes of not less than seven members of the Plan Commission then in office; and

b. Any such disapproval shall have been adopted by a two-thirds vote of the members of the City Council then in office; and

c. The disapproval right provided for in this Subsection 13. shall be subject to the provisions of Subsection 14. below.



14. Development Pursuant to Existing Standards.

The Plan Commission and the City Council shall approve those portions of Residential Areas on any Preliminary or Final Plan if such Residential Area portions comply with Subsections a. or b. below.

a. In the case of a Final Plan, such Residential Area portions shall be approved if they are consistent with an approved Preliminary Plan for such Residential Area portions.

b. In the case of a Preliminary or Final Plan, such Residential Area portions shall be approved if they shall have been divided into areas which are classified as either one-family detached dwelling areas, medium density multiple-family dwelling and apartment building areas, or high density apartment building areas, and if each such area meets the applicable requirements set forth in Subsections (1), (2) or (3) below.

(1) In the case of a one-family detached dwelling area, the requirements for Permitted Uses, Height of Buildings, Lot Size, Yard Area, Permitted Obstructions and Dwelling Standards set forth in Subsection 11.3 of the Zoning Ordinance on the approval date; or

(2) In the case of a medium density multiple-family dwelling and apartment building area, the requirements for Permitted Uses, Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards, Signs and Off-Street Parking and Loading set forth in Subsection 11.6 of the Zoning Ordinance on the approval date; or

(3) In the case of a high density apartment building area, the requirements for Permitted Uses, Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards, Signs and Off-Street Parking and Loading set forth in Subsection 11.7 of the Zoning Ordinance on the approval date.

c. In Residential Areas of Region II of the District developed pursuant to this Subsection 14., all zoning lot land area assigned to one-family detached dwellings which meet the requirements for Height of Buildings, Lot Size, Yard Area, Permitted Obstructions and Dwelling Standards set forth in Subsection 11.3 of the Zoning Ordinance on the approval date shall be counted

against the obligation to develop a minimum of thirty-five percent of the total zoning lot land area developed with dwellings or apartment buildings in Residential Areas of Region II with one-family detached dwellings.

d. In Residential Areas of each Region of the District developed pursuant to this Subsection 14., all zoning lot land area assigned to multiple-family dwellings and apartment buildings which meet the requirements for Height of Buildings, Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards and Off-Street Parking and Loading set forth in Subsection 11.6 of the Zoning Ordinance on the approval date shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III, as zoning lot land area developed with medium density dwellings and apartment buildings.

e. In Residential Areas of each Region of the District developed pursuant to this Subsection 14., all zoning lot land area assigned to apartment buildings which meet the requirements for Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards, Signs and Off-Street

Parking and Loading set forth in Subsection 11.7 of the Zoning Ordinance on the approval date shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III as zoning lot land area developed with high density apartment buildings.

f. From and after the date of the fifteenth annual anniversary of the approval date, Subsections b.(1), b.(2) and b.(3) of this Subsection 14. shall be deemed modified to incorporate those requirements of the Zoning Ordinance on such anniversary date which shall have modified or replaced the requirements of the Zoning Ordinance which have been incorporated in this Plan Description by Subsections b.(1), b.(2) and b.(3) of this Subsection 14.

B. Design Standards and Required Land Improvements.

To the extent that any development in the District is subject to the provisions of City Ordinance No. 3446 (hereinafter called the "Subdivision Control Ordinance"), the design standards and required land improvements provided for in Articles IV and V of said ordinance shall apply, subject to the modifications and exceptions provided for in Section IV hereof.

FOX VALLEY EAST PLANNED DEVELOPMENT DISTRICT

Plan Description

Part One

Section IV

Requested Modifications and Exceptions from the Zoning Ordinance and the Subdivision Control Ordinance

A. Zoning Ordinance Modifications and Exceptions.

The District shall not be subject to those provisions of the Zoning Ordinance listed below and described as inapplicable. With respect to those provisions of the Zoning Ordinance listed below and shown in modified form, the District shall be subject thereto only as so modified.

1. Subsection 3.2 (22) shall be modified to read as follows:

"(22) BUILDING, PRINCIPAL. A building in which is conducted one of the principal uses of the zoning lot on which it is situated."

2. Subsection 3.2. (23) shall be modified to read as follows:

"(23) BUILDING SETBACK LINE. A line parallel to a street line, a boundary line of the District or a boundary line of a use Area in the District at the distance from it required by Subsections III A.3. or III A.7. hereof."

3. Subsection 3.2. (39) shall be modified to read as follows:

"(39) DWELLING, ROW (PARTY-WALL). A row of two to eight attached, one-family, party-wall dwellings."

4. Subsection 4.3 shall be inapplicable.

5. Subsection 4.4 shall be modified to read as follows:

"4.4. ZONING OF STREETS, ALLEYS, PUBLIC WAYS AND RAILROAD RIGHTS-OF-WAY. All streets, alleys, public ways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same use district or use Area as the property immediately abutting upon such streets, alleys, public ways and railroad rights-of-way. Where the center line of a street, alley or public way serves as a district or use Area boundary, the zoning of such street, alley or public-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line."

6. Subsection 4.5 shall be modified in part to read as follows:

"4.5. BOUNDARY LINES. Wherever any uncertainty exists as to the boundary of the District or of any use Area in the District, as shown

on any Preliminary or Final Plan, the following rules shall apply:"

7. Subsection 4.5-1 shall be modified to read as follows:

"4.5-1. Where District or use Area boundary lines are indicated as following streets, alleys or similar rights-of-way, they shall be construed as following the center lines thereof."

8. Subsection 4.5-2 shall be modified to read as follows:

"4.5-2. Where District or use Area boundary lines are indicated as approximately following zoning lot lines, such zoning lot lines shall be construed to be such boundaries."

9. Subsection 4.5-3 shall be inapplicable.

10. Subsection 5.3-1 shall be modified to read as follows:

"5.3-1. No building shall be erected, reconstructed, relocated or structurally altered so as to have a greater height or bulk, a higher percentage of lot coverage or smaller open space about it than permissible under the limitations set forth in this Plan Description."

11. Subsection 5.3-3 shall be inapplicable.

12. Subsections 5.4, 5.4-1, 5.4-2, 5.4-3 and 5.4-4 shall be inapplicable.

13. Subsection 5.5-1 shall be inapplicable.

14. Subsection 5.5-2 shall be inapplicable.

15. Subsection 5.6 shall be modified to read as follows:

"5.6. LOCATION OF BUILDINGS. Every building shall be constructed or erected on a zoning lot which abuts a public dedicated street, court or cul-de-sac or a private street, drive, driveway, court, or cul-de-sac which provides permanent easement of access to a public street, drive, court or cul-de-sac, which easement of access shall have a minimum width of twenty-five feet."

16. Subsection 5.8 shall be modified to read as follows:

"5.8. BUILDINGS ON A ZONING LOT. Every building hereafter erected or structurally altered shall be located on a zoning lot as such term is used and described in this Plan Description. Except as otherwise limited by this Plan Description, one or more principal buildings and one or more accessory buildings may be located on a zoning lot. A zoning lot may be used for



any one or more of the uses permitted  
in the use Area in which the zoning lot  
is located."

17. Subsection 5.9 shall be inapplicable.

18. Subsection 5.10 shall be inapplicable.

19. Section 6 shall be inapplicable.

20. Section 7.1 shall be modified in part to  
read as follows:

"7.1. AUTHORITY. The City Council shall  
have the authority to permit by ordinance  
the following uses of land or structures  
or both, subject to the conditions con-  
tained in Section 14.6 of the Zoning  
Ordinance; provided, that any of the  
following uses which is a permitted use  
pursuant to Subsections A.1.c., B.1.c.,  
or C.1.b. of Section II hereof shall not  
require authorization of the City Council  
by ordinance pursuant to Section 14.6  
of the Zoning Ordinance, but shall be  
subject to the provisions of Subsection  
A.9. of Section III hereof."

21. Subsections 8.1, 8.2 and 8.4 shall be  
inapplicable.

22. Section 9 shall be inapplicable.

23. Subsection 10.2-6.2 shall be modified to read as follows:

"10.2-6.2. Floor Area. The term 'floor area' as employed in this parking and loading Section, in the case of office, merchandising or service types of use, shall mean the gross floor area of a building or structure used or intended to be used for service to the public as customers, patrons, clients, patients or tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise. The term 'floor area', for the purposes of this Section, shall not include any area used for:

- a.) Storage accessory to the principal use or uses of a building;
- b.) Incidental repairs;
- c.) Processing or packaging of merchandise;
- d.) Show windows or offices incidental to the management or maintenance of a store or a building;
- e.) Rest rooms;
- f.) Utilities;
- g.) Dressing, fitting or alteration rooms;
- h.) Malls or service corridors; or
- i.) Parking facilities."

24. Subsection 10.3-1 shall be modified to read as follows:

"10.3-1. USE OF PARKING FACILITIES. Off-street parking facilities accessory to dwellings located in Residential Areas shall be used solely for the parking of passenger automobiles owned by occupants of the dwellings to which such facilities are accessory or by employees and guests of said occupants. Under no circumstances shall required parking facilities accessory to such dwellings be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, visitors, or customers of business or manufacturing establishments, except as permitted in Subsection 10.3-5 as modified by this Plan Description."

25. Subsection 10.3-2 shall be modified to read as follows:

"10.3-2. JOINT PARKING FACILITIES. Off-street parking facilities for different buildings, structures or uses or for mixed uses may be provided collectively in any use Area in which separate parking facilities for each constituent use would be permitted and the total number of spaces so located together may be less than the sum of the separate requirements for each use if a time diversity factor between each use is shown."

26. Subsection 10.3-3 shall be modified to read as follows:

"10.3-3. CONTROL OF OFF-SITE FACILITIES. When required accessory off-street parking facilities are provided elsewhere than on the property on which the use served is located, they shall be in the same possession, either by deed, long-term lease or other arrangement, as the property occupied by such use, and the owner shall be bound by covenants filed of record in the office of the Recorder of Deeds of the county in which the property is located, requiring the owner and his or her heirs and assigns to maintain the required number of parking spaces during the existence of said use."

27. Subsection 10.3-4 shall be modified to read as follows:

"10.3-4. PERMITTED USE AREAS FOR ACCESSORY PARKING. Accessory parking facilities provided elsewhere than on the same zoning lot with the use served may be located in any use Area except that no parking facilities accessory to a business or manufacturing use shall be located in a Residential Area except when authorized by the City Council as prescribed hereinafter in Subsection 10.3-5 as modified by this Plan Description."

28. Subsection 10.3-5 shall be modified to read as follows:

"10.3-5. NONRESIDENTIAL PARKING IN RESIDENTIAL AREA. Accessory off-street parking facilities serving nonresidential uses of property may be permitted in any Residential Area when authorized by the City Council, which authorization may be given as part of the approval of a Preliminary or Final Plan, and, in any case, shall be subject to the following requirements in addition to all other relevant requirements of this Section:

a.) The parking facility shall be accessory to and for use in connection with one or more non-residential establishments located in adjoining use Areas.

b.) The parking facility shall be used solely for the parking of passenger automobiles.

c.) No commercial repair work or service of any kind shall be conducted on the parking facility.

d.) No sign of any kind other than signs designating entrances, exits, and conditions of use, shall be maintained on the parking facility, and no sign shall exceed twenty square feet in area.

e.) Each entrance to and exit from the parking facility shall be at least five feet distant from any adjacent property located in any Residential Area, except where ingress and egress to

the parking facility is provided from a public alley or public way separating the Residential Area from the parking facility."

29. Subsection 10.3-6.1 shall be modified to read as follows:

"10.3-6.1. Parking Space--Description. A required off-street parking space shall be an area of not less than one hundred and sixty-one and one-half square feet nor less than eight and one-half feet wide by nineteen feet long (exclusive of access drives or aisles, ramps, columns, or office and work areas) accessible from streets or alleys, or from private driveways or aisles leading to streets or alleys, to be used for the storage or parking of passenger automobiles and commercial vehicles under one and one-half ton capacity where permitted under this Ordinance. Aisles between vehicular parking spaces shall not be less than twelve feet in width when serving vehicles parked at an angle of forty-five degrees to the axis of an aisle accommodating one-way traffic, nor less than twenty feet in width when serving vehicles parked perpendicular to the axis of an aisle accommodating two-way traffic, nor less than seventeen feet in width when serving vehicles parked at an

angle of sixty degrees to the axis of an aisle accommodating two-way traffic."

30. Subsection 10.3-6.3 shall be modified to read as follows:

"10.3-6.3. Open and Enclosed Spaces. Parking areas may be open or enclosed."

31. Subsection 10.3-6.4 shall be modified to read as follows:

"10.3-6.4. Access. Parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such a manner as will least interfere with the movement of traffic."

32. Subsection 10.3-6.5 shall be modified to read as follows:

"10.3-6.5. Signs. No sign shall be displayed in any parking area within Residential Areas except such as may be necessary for the orderly use of the parking facilities."

33. Subsection 10.3-6.6 shall be inapplicable.

34. Subsection 10.4-1.2 shall be modified to read as follows:

"10.4-1.2. Location. No permitted or required loading berth shall be closer than fifty feet

to any Residential Area unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combination thereof not less than six feet in height. No permitted or required loading berth shall be located within twenty-five feet of the nearest point of intersection of any two streets."

35. Subsection 10.5-1.1 shall be modified to read as follows:

"10.5-1.1. For one-family detached or two-family dwellings located on individual zoning lots, the required off-street parking facilities shall be provided on the same zoning lot with the dwelling they are required to serve."

36. Subsection 10.5-1.2 shall be inapplicable.

37. Subsection 10.5-1.3 shall be modified to read as follows:

"10.5-1.3. For one-family detached or two-family dwellings not located on individual zoning lots and for multiple-family dwellings, apartments or one-family row dwellings (party-wall), the required off-street parking facilities shall be provided on the same zoning lot where the building they are required to serve is located or on a separate zoning lot or parcel of land, in either case not more than



three hundred feet from the nearest entrance to the building they are intended to serve."

38. Subsection 10.5-1.4 shall be modified to read as follows:

"10.5-1.4. For rooming houses, lodging houses, clubs, hospitals, sanitariums, orphanages, homes for the aged, convalescent homes, dormitories, sorority and fraternity houses, and for other similar uses, the off-street parking facilities required shall be provided on a zoning lot or parcel of land not more than five hundred feet from the nearest entrance to the building they are intended to serve measured from the nearest point of the parking facility; provided that the zoning lot or parcel of land intended for the parking facility is located in the same use Area as is the building which the parking facility is intended to serve."

39. Subsection 10.5-1.5 shall be modified to read as follows:

"10.5-1.5. For uses other than those specified above, off-street parking facilities shall be provided on the same zoning lot as the building being served or on a separate zoning lot or parcel of land, in either case not over one

thousand feet from the nearest entrance to the building being served measured from the nearest point of the parking facility; provided that the zoning lot or parcel of land intended for the parking facility is located in the same use Area as is the building which the parking facility is intended to serve."

40. Subsection 10.6-2 shall be modified to read as follows:

"10.6-2. For buildings containing three or more dwelling units:

(a) A dwelling unit with two or more bedrooms; two parking spaces per dwelling unit.

(b) A dwelling unit with one bedroom; one and one-half parking spaces per dwelling unit.

(c) An efficiency dwelling unit; one parking space per dwelling unit.

(d) For every building containing three or more dwelling units which is located in a Residential Area of the District, the parking requirements provided for in Subsections (a), (b) and (c) of this Subsection 10.6-2 may, with the approval of the City Council, be reduced